Patrick AFB, Florida
South Housing
Privatization Program

RFP Definition

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Scope Definition

- **What we knew:**
  - **960 existing units - over 400 vacant**
  - **Challenge - MWR services are scattered across 274 acres**
  - **Phased construction - continued access to schools**
  - **1 GOQ / 6 SOQ's located on main base**
    - **Safety (tourist industry)**

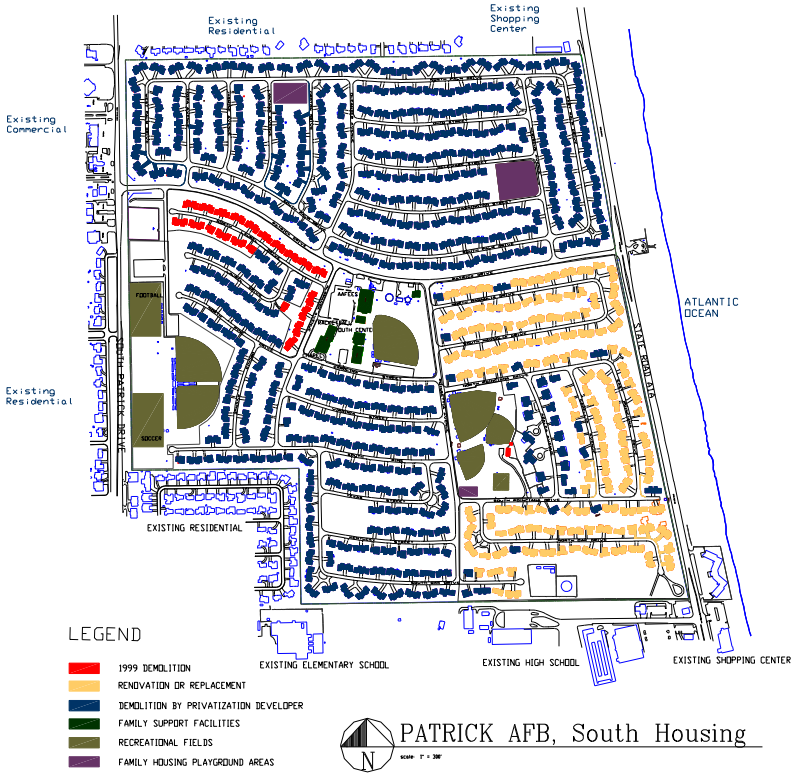
Project Scope

- First Air Force LLC (Limited Liability Company)
  - Equity transaction
    - AF equity - land, units, and $9.7M in scored cost
- Convey 274 Acres and 960 Units
  - Retain 36 Acres-
    - Ball fields, Chapel, Youth Center, Etc.
- Successful Offeror – Design/ Const./ Own/ Operate
  - 552 units for 50 years
    - 348 New
    - 204 Renovated
    - Density of 4 to 5 Units Per Acre (AF & non-AF land)
  - Remaining Property (approx. 100 to 130 acres) Available for Private Development

Prioritized Enhancements

Site Considerations

- **Financial:**
  - **Increase in Replacement Reserve Account**
- **Design & Construction:**
  - **All new units**
  - **Two car garages**
  - **After 9/11: Gated community**
  - **Consolidate ball fields**
  - **Phone lines**
- **Management:**
  - **Personnel living on site**



Community Involvement

- **Municipal Forum (Presented by 45 SW/CC)**
  - **Purpose - Inform community leaders / obtain feedback**
  - **Representatives attending:**
    - **Brevard County / Satellite Beach / Cocoa Beach**
      - Building Officials, Fire Dept., Police, & Emergency Response
    - **Utility company representatives**
      - Small group meetings - utility connections
    - **Local schools (Elementary, Middle, High School)**
    - **Local Congressional Representative**

Success Story

- **Land Use Planning - AF Property is “blank”**
- **Annexation – Offeror choice**
  - **Brevard County**
    - **Lower tax base**
    - **75 miles - slow emergency response**
    - **Evacuation concerns - maintain low density**
  - **Satellite Beach - Small incorporated town**
    - **Higher tax base**
    - **Quick emergency response**

- **Satellite Beach – Proactive**
  - **Worked w/ Dept of Community Affairs -**
    - Changed Land Use Plan/zoning - 4 to 5 units per acre
  - **Waived construction permit fees/inspections/reviews - $1M**
  - **Information provided on web site**

Conclusion

Develop flexibility into the RFP